

**ORDINANCE NO. 20080724-122**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6700 MANCHACA ROAD FROM MULTIFAMILY RESIDENCE LOW DENSITY (MF-2) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence low density (MF-2) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No C14-2008-0036, on file at the Neighborhood Planning and Zoning Department, as follows.

A 1.722 acre tract of land, more or less, out of the Theodore Bissell Survey No 18, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6700 Manchaca Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B"

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions

- A A 20-foot wide vegetative buffer shall be established and maintained along the west property line Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance
- B The maximum number of dwelling units is 14
- C The maximum number of dwelling units is 8 1301 per acre
- D The following uses are prohibited uses of the Property

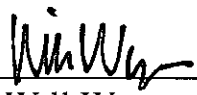
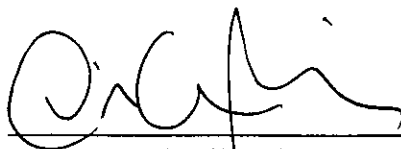
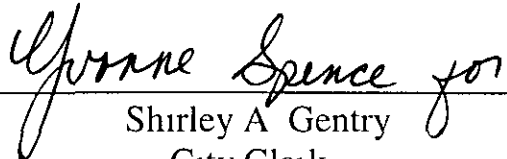
Convalescent services  
Day care services (general)  
Medical offices (of any size)

Day care services (limited)  
Day care services (commercial)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code

**PART 3.** This ordinance takes effect on August 4, 2008

**PASSED AND APPROVED**

	§	
	§	
<u>July 24</u> , 2008	§	<u></u>
		Will Wynn
		Mayor
<b>APPROVED:</b> <u></u>	<b>ATTEST:</b>	<u></u>
David Allan Smith		Shirley A. Gentry
City Attorney		City Clerk

## EXHIBIT A



**FIELD NOTES DESCRIBING 1.722 ACRES OF LAND OUT OF THE THEODORE BISSELL SURVEY No. 18 SITUATED IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND IN THE NAME OF DIANE E. TOMINAGA RECORDED IN VOLUME 12463, PAGE 927, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.722 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a 1" square bolt found in the curving West right-of-way line of Manchaca Road, same being the Northwest corner of that certain SAVE & EXCEPT tract conveyed to the City of Austin for street purposes per Volume 8493, Page 997, and being in the North line of Lot 1, Woods At Manchaca Amended Condominium, a subdivision in Travis County, Texas, recorded in Document No. 2001216453 of the Official Public Records of Travis County, Texas, for the Southeast corner and the **PLACE OF BEGINNING** hereof,

**THENCE** with the dividing line of said Lot 1, and the herein described tract, the following two (2) courses and distances

- (1) N 74° 33' 33" W, a distance of 72 16 ft. to a 3/8" iron rod found for an angle point hereof
- (2) N 63° 31' 55" W, a distance of 454 74 ft. to a 1/2" iron rod found in concrete in the Southeast right-of-way line of a 20 ft. wide private lane for the Southwest corner hereof,

**THENCE** with the dividing line of said private lane and the herein described tract, the following two (2) courses and distances

- (1) N 62° 50' 12" E, a distance of 221 56 ft. to a 1/2" iron rod found for the Northwest corner hereof
- (2) S 60° 01' 45" E, a distance of 370 98 ft. to a 1" square bolt found in the said curving right-of-way line of Manchaca Road, same being the Northwest corner of said SAVE & EXCEPT tract, for the Northeast corner hereof,

**THENCE** along said right-of-way line, an arc distance of 143 96 ft. along said curve to the left, whose radius is 1953 44 ft. and whose chord bears S 16° 54' 20" W, a distance of 143 93 ft. to the **PLACE OF BEGINNING** and containing 1.722 acres. Bearings shown herein are oriented to the common line of said Lot 1, C. T. Baker Subdivision and said Tominaga tract (N 63° 31' 55" W). These field notes to accompany a survey plat of the area herein described

*David Bell*

date 1-6-03

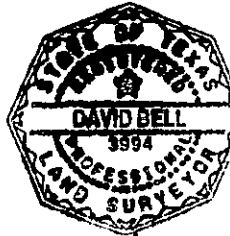
**DAVID BELL**

Registered Professional Land Surveyor No. 3994

JOB No. 06R09600

FILE 06R09600 FIELD NOTES.doc

Revised January 6, 2003



ADDRESS

611 SOUTH CONGRESS • SUITE 100  
AUSTIN, TX 78704

TOLL FREE

1 800 482 0071

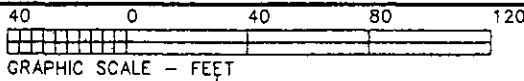
TELEPHONE

512 440 0071

FAX

512 440 0199

WWW.LANDATA.COM



LEDGER  
1604  
FILE NUMBER

SCALE 1"=40'

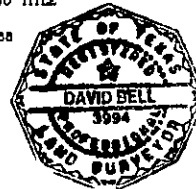
LANDATA FIELD SERVICES  
DOES NOT CERTIFY TO OR  
WARRANT ANY FLOOD  
ZONE DETERMINATION

LEGEND

IRF Iron Rod Found  
IR Set Iron Rod Set  
IPF Iron Pipe Found  
PUE Public Utility Easement  
BL Building Line (Setback)  
DE Drainage Easement  
-O- Chainlink Fence  
-// Wood Fence  
-X- Wire Fence  
-E- Overhead Electric Line  
( ) Record Information

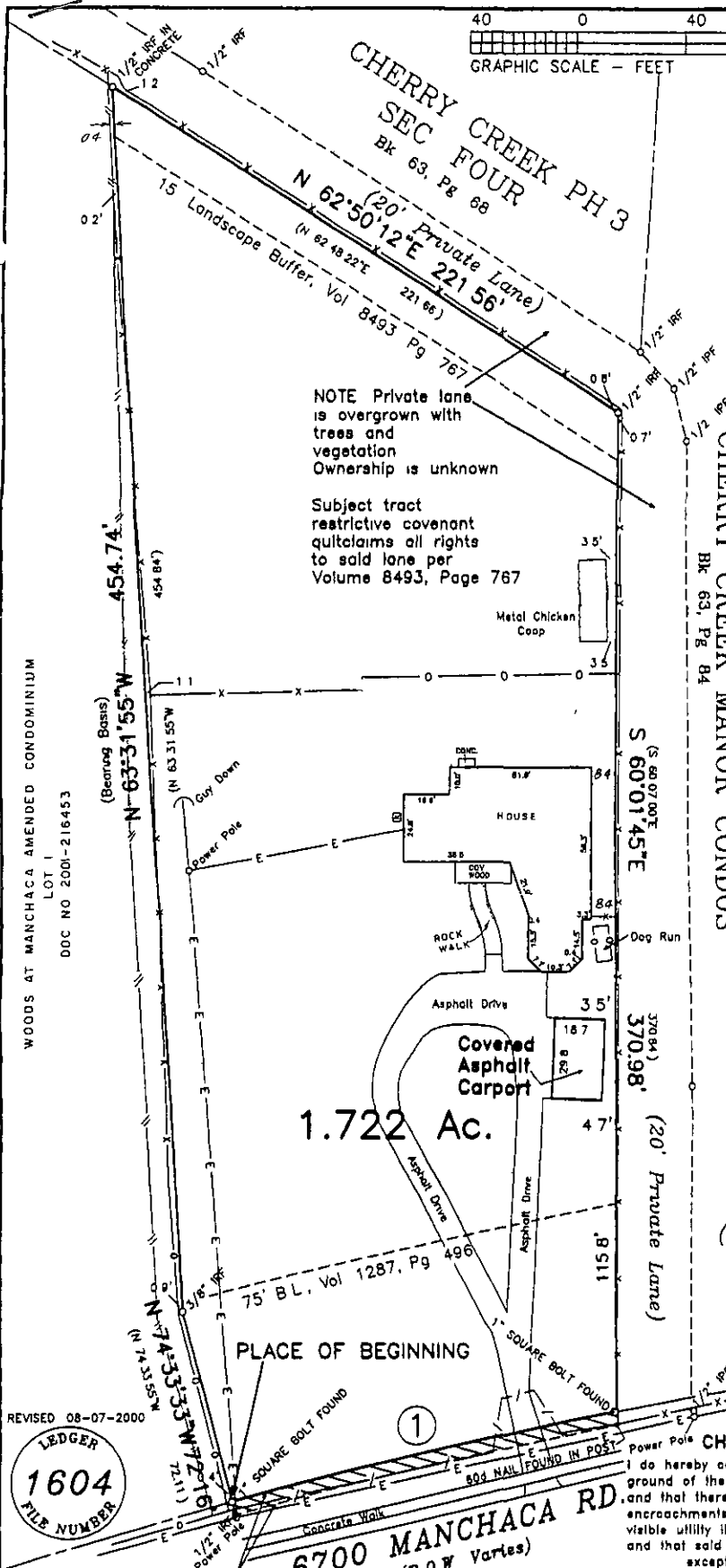
JOB NUMBER 06R09800  
REFERENCE TERESA HARRIS  
TITLE COMPANY CHICAGO TITLE

G.F. NUMBER 2001608  
FIELD JS  
CADD GK



SURVEY OF 1.722  
ACRES OF LAND OUT  
OF THE THEODORE  
BISSELL SURVEY No.  
18, SITUATED IN  
TRAVIS COUNTY,  
TEXAS.

(See Attached Field Notes)



REVISED 08-07-2000  
LEDGER  
1604  
FILE NUMBER

SAVE & EXCEPT  
Vol 8493, Pg 997 (For Street Purposes)

SURVEYED BY

TO THE LIENHOLDERS AND/OR OWNERS OF  
THE PREMISES SURVEYED AND TO  
CHICAGO TITLE INSURANCE COMPANY  
I do hereby certify that this survey was this day made on the  
ground of the property legally described hereon and is correct,  
and that there are no discrepancies, boundary line conflicts,  
encroachments or protrusions, overlapping of improvements,  
visible utility lines or roads in place, except as shown hereon,  
and that said property has access to and from a roadway,  
except as shown hereon

CURVE RADIUS LENGTH CHORD CH.BEARING  
① 1953.44' 143.96' 143.93' S 16°54'20"W  
② (1953.44' 144.71' 144.68' S 16°53.04"W)

DAVID BELL - REGISTERED PROFESSIONAL  
LAND SURVEYOR No 3994

1-6-03  
DATE

